



FLETCHER TORRENS

Property Sales and Lettings

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Portrush
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75 Magheramenagh Drive, Portrush, BT56 8SP

- Detached Property
- Oil Fired Central Heating
- Integral Garage
- 4 Bedrooms/1 Reception
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £274,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Enclosed Rear Garden
- Well Presented Throughout
- Popular Residential Area
- Close to Local Amenities
- Rates Approx £1370 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fletcher Torrens are delighted to offer for sale this spacious 4 bedroom property which is situated in the popular residential area of Magheramenagh Drive in the beautiful seaside resort of Portrush.

The property benefits from having oil fired central heating, uPVC double glazing, enclosed rear garden and an integral garage, which is currently set up as a games room. The interior is bright and spacious with 4 bedrooms (master en-suite) and 1 reception, and is immaculately presented throughout, making it an excellent family/holiday home.

The property is within easy walking distance to the beaches, shops, first class restaurants and is close to all local amenities including schools, championship golf courses and transport links.

We at Fletcher Torrens recommend an early internal viewing to appreciate everything this delightful property has to offer.



ACCOMMODATION

HALLWAY

Tiled flooring, under-stairs cloakroom.

LIVING ROOM (16'0" x 12'0") (4.88m x 3.66m)

Tiled flooring, fireplace with gas fire, French doors to kitchen, TV point, power points.

KITCHEN (19'0" x 17'6") (5.79m x 5.33m)

Tiled flooring, eye & low level units, tiled to base of eye level units, integrated oven & hob, integrated fridge/freezer, integrated dishwasher, 1.5 stainless steel sink, extractor, central island, power points, patio doors to rear.

UTILITY (8'0" x 5'0") (2.44m x 1.52m)

Tiled flooring, single stainless steel sink, plumbed for washing machine, power points, WC.







FIRST FLOOR

MASTER BEDROOM (13'0" x 12'0") (3.96m x 3.66m)

Laminate flooring, power points, built-in wardrobes.

MASTER BEDROOM EN-SUITE (11'0" x 4'0") (3.35m x 1.22m)

Vinyl flooring, WC, wash hand basin, shower cubicle.

BEDROOM 2 (16'0" x 9'0") (4.88m x 2.74m)

Laminate flooring, power points, built-in wardrobes.

BEDROOM 3 (13'0" x 8'0") (3.96m x 2.44m)

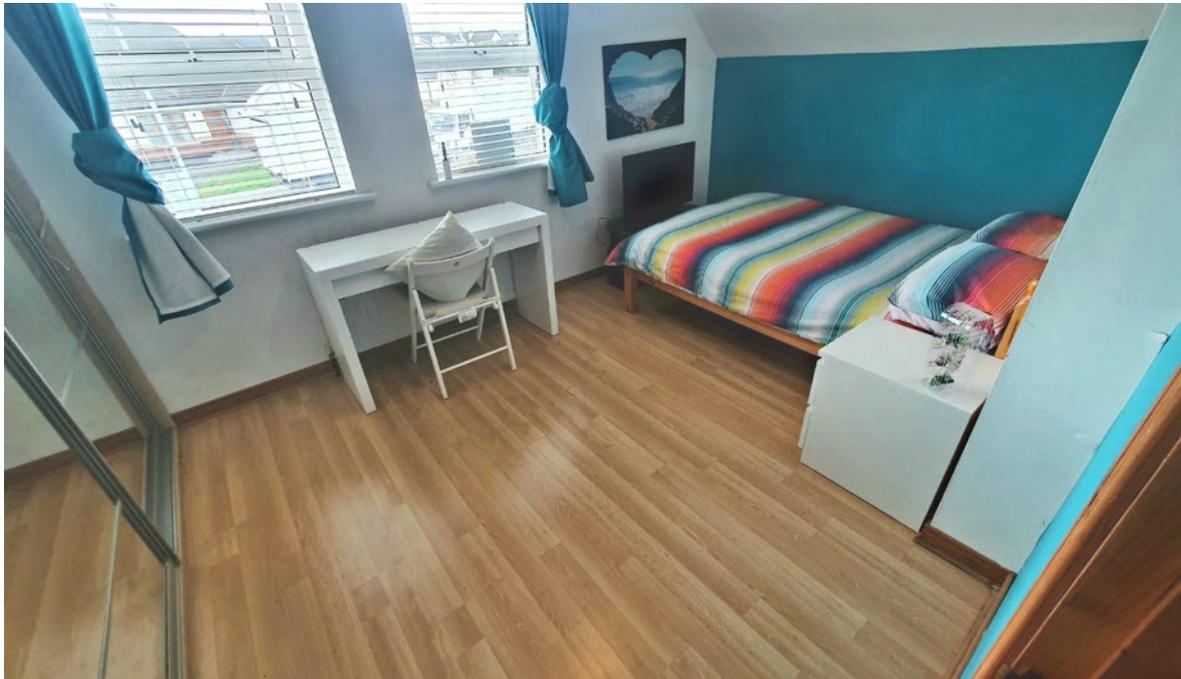
Laminate flooring, power points, built-in wardrobes.

BEDROOM 4 (11'0" x 7'0") (3.35m x 2.13m)

Laminate flooring, power points, fire escape window.

BATHROOM (12'0" x 7'0") (3.66m x 2.13m)

Tiled flooring, WC, panel bath, vanity wash hand basin, corner shower cubicle, towel radiator, LED mirror, walls tiled to ceiling, underfloor heating.









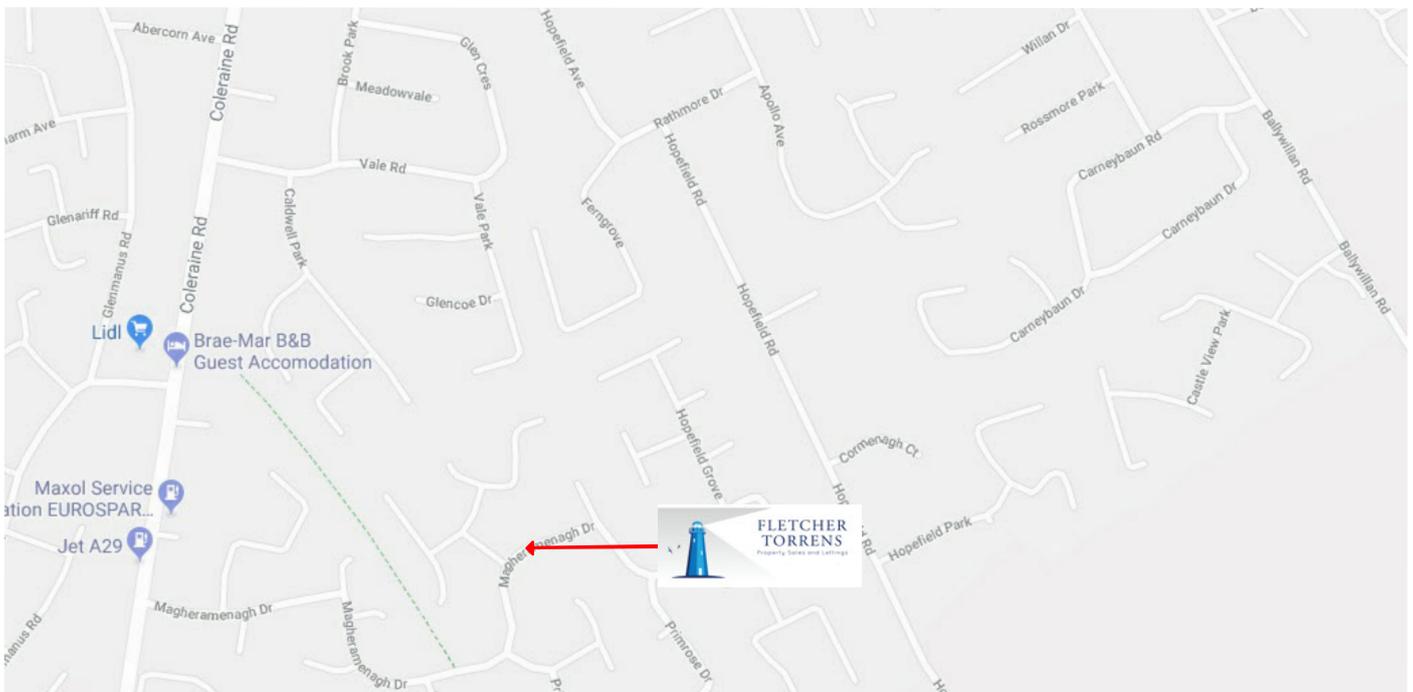
INTEGRAL GARAGE/GAMES ROOM (18'6" x 12'0") (5.64m x 3.66m)

Tiled flooring, power points, eye level units, plumbed for washing machine, space for dryer, new condensing boiler.



**ENCLOSED REAR GARDEN LAID IN PAVING STONE
GARDEN SHED (14'0" x 8'0") (4.27m x 2.44m)**





DIRECTIONS

Leaving Portrush on the A29 Coleraine Road, turn left into Magheramenagh Drive. At the T-junction turn right to stay on Magheramenagh Drive, follow the road for approximately 400 metres and No. 75 is located on the left hand side.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

- 1. Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
- 2. Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
- 3. Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

<p><u>Lettings Department</u></p> <p>Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.</p> <p>For further details please contact our office.</p> <p>Tel: 028 7082 4999 E: lettings@fletchertorrens.com</p>	 <p><u>OFFICE OPENING HOURS</u></p> <table> <tr><td>Monday</td><td>09:00 - 17:00</td></tr> <tr><td>Tuesday</td><td>09:00 - 17:00</td></tr> <tr><td>Wednesday</td><td>09:00 - 17:00</td></tr> <tr><td>Thursday</td><td>09:00 - 17:00</td></tr> <tr><td>Friday</td><td>09:00 - 17:00</td></tr> </table>	Monday	09:00 - 17:00	Tuesday	09:00 - 17:00	Wednesday	09:00 - 17:00	Thursday	09:00 - 17:00	Friday	09:00 - 17:00	<p><u>Mortgage Advice</u></p> <p>If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.</p> <p>Tel: 028 9023 4433 Mob: 077 9977 1861 E: mark@shieldsfinance.co.uk</p>
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.